

RESOLUTION NO. A-_____

1 WHEREAS, Bottlers, LLC, has submitted an application designated as
2 Miscellaneous No. 06008 for authority to reduce the required parking in a mixed use building on
3 property generally located at S. 25th Street and Randolph Street, and legally described as:

4 Lots 13, 14, 15 and 16, and portions of Lots 11 and 12, Block 13,
5 Young's East Lincoln Addition and portions of Lots 1 and 2 of Block
6 14, Young's East Lincoln Addition, and a part of Lot 1, Block 2, J.D.
7 Young's South Addition, Lincoln, Lancaster County, Nebraska
8 (hereinafter the "Property"); and

9 WHEREAS, the Property currently provides 85 off-street parking spaces; and

10 WHEREAS, the owner wishes to lease space for a coffee shop but cannot do so
11 because an additional nine parking stalls would be required for this proposed use which are not
12 available; and

13 WHEREAS, further changes in use may occur which likewise would require more
14 than the 85 existing spaces; and

15 WHEREAS, it is the owner's intent to promote the continuing evolution of the building
16 and the mixture of uses and services it provides; and

17 WHEREAS, a survey of the site by staff reveals that numerous parking spaces are
18 available with the current uses in place and that adequate parking is available on-site to serve the
19 proposed coffee shop and other potential changes in use of the building; and

20 WHEREAS, the Planning Department supports an adjustment to the required parking
21 for this Property based upon the following schedule: retail/office: one space per 300 square feet;
22 restaurant: one space per 200 square feet; warehouse: one space per employee on maximum shift,
23 or per 1,000 square feet, whichever is less; art school: one per four students, plus one per staff
24 member; all other uses: as per regulations in the H-3 zoning district.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
2 Nebraska:

3 That the application of Bottlers, LLC, to reduce the required parking on the Property
4 be and the same is hereby granted under the provisions of Section 27.67.030(f) of the Lincoln
5 Municipal Code upon condition that development of the mixed use building on the Property be in
6 strict compliance with the following express term, conditions, and requirements:

7 1. This resolution approves a reduced parking for the mixed use building on the
8 Property described above, provided that parking for the building be provided upon the following
9 schedule: retail/office: one space per 300 square feet of floor area; restaurant: one space per 200
10 square feet of floor area; warehouse: one space per employee on maximum shift, or per 1,000
11 square feet, whichever is less; art school: one per four students, plus one per staff member; all
12 other uses: as per regulations in the H-3 zoning district.

13 2. The terms, conditions, and requirements of this resolution shall be binding
14 and obligatory upon Bottlers, LLC, and its successors and assigns.

15 3. The Permittee shall sign and return the City's letter of acceptance to the City
16 Clerk within 60 days following approval of this resolution, provided, however, the 30-day period may
17 be extended up to six months by administrative amendment. The City Clerk shall file a copy of the
18 resolution approving this reduced parking and the letter of acceptance with the Register of Deeds,
19 filing fees therefor to be paid in advance by Bottlers, LLC.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2006:

Mayor